

Management Report

Cedar Highlands HOA

For the period ended January 31, 2026



Prepared by

Western Legacy Enterprises, Inc

Prepared on

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Balance Sheet

As of January 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
General Checking Account	62,700.21
Savings - Equipment	4,800.00
Total General Checking Account	67,500.21
Money Market Deposits	7,428.98
Petty Cash	108.23
Savings - CD Accounts	0.00
SBSU CD 1851724	11,316.77
SBSU CD 1851732	11,316.77
SBSU CD 1851740	11,316.77
SBSU CD 1851757	11,316.77
SBSU CD 1851765	11,316.77
SBSU CD 1851773	10,967.73
Total Savings - CD Accounts	67,551.58
Total Bank Accounts	142,589.00
Accounts Receivable	
Accounts Receivable	69,178.71
Total Accounts Receivable	69,178.71
Other Current Assets	
Undeposited Funds	23,400.00
Total Other Current Assets	23,400.00
Total Current Assets	235,167.71
Fixed Assets	
Accumulated Depreciation	-190,595.84
Equipment	7,672.24
Land Improvements	279,941.65
Total Fixed Assets	97,018.05
Other Assets	
Deposit	10,850.02
Water Source Protection	1,577.52
Total Other Assets	12,427.54
TOTAL ASSETS	\$344,613.30

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

 Accounts Payable

-839.05

Total Accounts Payable

-839.05

Other Current Liabilities

	Total
Construction Clean Up Deposit (refundable)	6,000.00
Total Other Current Liabilities	6,000.00
Total Current Liabilities	5,160.95
Total Liabilities	5,160.95
Equity	
Fund Balance	239,615.42
Net Income	99,836.93
Total Equity	339,452.35
TOTAL LIABILITIES AND EQUITY	\$344,613.30

Statement of Revenue and Expenses

January 1-31, 2026

	TOTAL	
	JAN 1 - JAN 31 2026	SEP 1 2025 - JAN 31 2026 (YTD)
Income		
HOA Fees	152,460.00	152,460.00
Road Impact Fees (non-refundable)	500.00	500.00
Transfer Fee	500.00	2,050.00
Fines		500.00
Total for Income	\$153,460.00	\$155,510.00
Gross Profit	\$153,460.00	\$155,510.00
Expenses		
General Expenses		
Bank Service Charges	0.00	20.00
Insurance Expense	931.01	2,941.42
Office Supplies	657.44	721.46
Professional Fees		
Legal Fees	152.00	8,545.49
Accounting Fees		1,065.00
Total for Professional Fees	\$152.00	\$9,610.49
Board Meeting Expenses		203.92
Licenses & Permits		90.00
Postage, Box Fee & Freight		10.94
Printing & Reproduction Expense		34.55
Repairs & Maintenance		66.96
Taxes		
County Property Tax		17.15
Total for Taxes		\$17.15
Total for General Expenses	\$1,740.45	\$13,716.89
Roads		
Road Maintenance	\$1,050.00	\$12,445.00
Road Materials & Supplies		11,908.75
Total for Road Maintenance	\$1,050.00	\$24,353.75
Roads - Snow Removal	6,500.00	19,500.00
Total for Roads	\$7,550.00	\$43,853.75
Website, Software & Internet Expense	55.52	375.76
Total for Expenses	\$9,345.97	\$57,946.40
Net Operating Income	\$144,114.03	\$97,563.60
Other Income		
Interest Income	33.19	1,438.59
Late Fee Income	328.45	334.74
Sponsorship		500.00
Total for Other Income	\$361.64	\$2,273.33
Net Other Income	\$361.64	\$2,273.33

TOTAL

JAN 1 - JAN 31 2026

SEP 1 2025 - JAN 31 2026 (YTD)

Net Income

\$144,475.67

\$99,836.93

Statement of Cash Flows

September 2025 - January 2026

	Total
OPERATING ACTIVITIES	
Net Income	99,836.93
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	-60,424.18
Construction Clean Up Deposit (refundable)	-2,000.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-62,424.18
Net cash provided by operating activities	37,412.75
NET CASH INCREASE FOR PERIOD	37,412.75
Cash at beginning of period	128,576.25
CASH AT END OF PERIOD	\$165,989.00